

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	20th February 2008
Application Number	08/00048/FUL
Site Address	Busy Bees Nursery, Lowden Avenue, Chippenham SN15 1LH
Proposal	Extension to Nursery (Re-submission of 07/02404/FUL)
Applicant	Mrs C Norman
Town/Parish Council	Chippenham
Grid Ref	391523 173491
Type of application	Full Application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors MacGregor and Hall have requested that the application be considered by Committee to assess highway issues.

Summary of Report

This application proposes an extension to an existing nursery to create extra capacity for an infant and toddler unit. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Policy CF1 Local Community and Education Facilities.
- Affect of the residential amenity of existing properties
- Design and scale of the development
- Impact on traffic and parking in the local area

Officer Recommendation

Planning Permission be REFUSED for the reason stated at the end of this report.

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Proposal and Site Description

Busy Bees is an existing nursery situated on the corner of Lowden Avenue with Goldney Avenue. The building is single storey and there is an outside play area to the side of the building. There is no on-site parking. The site is located in a predominantly residential area with new dwellings currently being built opposite the site on Goldney Avenue.

The proposal is for an extension to the rear of the hall to provide additional accommodation for a baby and toddler unit. Although not expressly indicated on this application, the previously refused application, reference 07/02404/FUL, for an identical extension was to accommodate an additional 10 children, but no increase in staff. Therefore, this application has been considered on this basis that the extension is to create additional facilities for an increase of 10 children.

Planning History		
Application number	Proposal	Decision
07/02404.FUL	Extension to Nursery and Erection of 1800mm Fence	REFUSED

Consultations

Chippenham Town Council have no objections.

Wiltshire County Council Highways object on the grounds that the proposed development will lead to an increase of on-street parking where the demand for such parking is already high.

Representations

One letter of support has been submitted with the application from the Childcare Development Officer at Wiltshire County Council.

Summary of key points raised:

- Huge demand for this type of childcare on this side of Chippenham;
- Other nurseries in the area are currently full;
- No additional staff as existing staff can increase their hours;
- Nursery is in a good geographical location where most parents can walk and should not cause too many problems with extra parking.

Planning Considerations

Principle of Development

The site is within the framework boundary for Chippenham and as such complies in principle with Policy CF1 (Local Community and Education Facilities), however, the ultimate acceptability of the submitted scheme should be assessed against the criteria laid out in Policy C3.

A previous application on this site, reference 07/02404.FUL for an extension and a boundary fence, was refused on the grounds that adequate provision could not be made on the site for the parking of vehicles and on the grounds of the appearance of the fence. The fence has now been removed from the scheme and the proposed extension is identical to that previously submitted.

The application has been submitted with a supporting letter from the Childcare Development Officer from Wiltshire County Council, who makes it clear that there is a need for this type of development in Chippenham.

Impact on Amenity

The proposed extension will increase the length of the hall by 11.5 metres and will increase the footprint of the building by approximately 72 square metres. There is a fence, approximately 1.8 metres high, along the boundary of the site with the immediate neighbour at 24d Lowden Avenue. Given that the extension will be further from the neighbour than the existing building and is stepped in and away from the boundary, it is considered that the proposal will not have any significant further impact on this dwelling in terms of disturbance or overlooking.

The site is well screened by a hedge on the boundary along Goldney Avenue and as such the proposed extension will not appear particularly prominent when viewed from the road.

Parking

The existing nursery does not have any provision for parking and Highways have commented that the proposed development will lead to an increase of on-street parking where the demand for such parking is particularly high, which would interrupt the free-flow of traffic and prejudice the safety of road users.

It is acknowledged that the existing nursery operates with no parking provision and may indeed run well with no complaints or significant harm to the amenity of the area. However, an additional 10 childcare places is a significant increase and in this particular case the concerns of the Highways Authority are considered justifiable.

Recommendation and Proposed Conditions/Informatives

Planning permission be REFUSED for the following reason:

1. Adequate provision cannot be made on the site for the parking of vehicles, therefore, the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this point contrary to policy C3 of the North Wiltshire Local Plan 2011.

INFORMATIVE:

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref: Site Location Plan, Drawing Nos. 834A and 834B received by the local planning authority on the 9th January 2008.

Appendices:	<ul style="list-style-type: none">• NONE.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20 2.02 4.02 4.08